

Subject Property			
Location	Suburban	Currently Listed	Yes - 01/17/2017
Property Type	2Family	Listed in Last 36 Months	
Occupancy	Unknown	Listing Company	Ziggy Realty and Builders
Fair Market Rent (All Units)	\$1,250	List Company Phone	(77-3)2-5107-46
Red Flags	<div><div><input type="checkbox"/> Damaged</div><div><input type="checkbox"/> Environmental</div><div><input type="checkbox"/> Market Activity</div><div><input type="checkbox"/> Stigma</div><div><input type="checkbox"/> Other</div></div> <div><div><input type="checkbox"/> Construction</div><div><input type="checkbox"/> Zoning</div><div><input type="checkbox"/> Boarded</div><div><input type="checkbox"/> Subject Not Visible</div><div><input checked="" type="checkbox"/> None</div></div>	Days on Market	201
		List Status	Active
		Current List Price	\$250,000
		Original List Price	\$250,000
		Last Known Sale Date	06/14/2000
		Last Known Sale Price	\$197,500

County	Cook	Zoning Code	211
		Zoning Description	Two to six apartments, over 62 year
Current Use	Multi Unit	Zoning Compliance	Legal
Best Use. If no, explain	Yes	If Illegal, explain:	

Subject and Comparable Sales Characteristics				
Attribute	Subject	<input type="checkbox"/> Comp Sale 1	<input type="checkbox"/> Comp Sale 2	<input checked="" type="checkbox"/> Comp Sale 3
Address	1715 Emerson St, Evanston,IL 60201	2307 foster st Evanston, IL 60201	1937 Wesley Ave Evanston, IL 60201	2112 Foster St Evanston, IL 60201
Proximity		0.45 Miles	0.3 Miles	0.32 Miles
Broker Inspected		No	No	No
Comparability		Equal	Superior	Equal
Style	Other	Other	Other	Other
Condition	Fair	Average	Average	Average
Construction	Framed	Framed	Framed	Framed
Year Built	1908	1909	1889	1927
Lot Size	7650 Sq.Ft.	3125 Sq.Ft.	7500 Sq.Ft.	10050 Sq.Ft.
# Units	2	2	3	2
GLA	3541	2400	3800	2800
Room Count	10	10	17	11
Bed Count	7	4	8	5
Bath Count	3.0	2.0	5.0	2.0
Basement	Full	Full	Full	Full
BG SqFt	700	700	600	250
Basement Finished %	0	50	75	25
Basement included in GLA	No	No	Yes	No
Garage/Carport	Carport	None	Detached	Carport
Number of Stalls	2	0	3	2
Parking	Driveway	Driveway	Driveway	Driveway
Pool	No	No	No	No
View	Unremarkable	Residential	Residential	Residential
Waterfront	No	No	No	No
Data Source	Appraisal	MLS	MLS	MLS
Finance Type		Conventional	Cash	Conventional
Sale Type		Owner/Resale	Owner/Resale	Owner/Resale
Sale Date		05/24/2017	05/05/2017	04/28/2017
DOM		409	15	289
Original List Price		\$159,900	\$550,000	\$259,000
List Price at Sale		\$149,000	\$550,000	\$250,000
Sales Price		\$152,000	\$497,500	\$220,000
\$/Sq Ft (As-Is)	64	63	131	79

Sales Comments / Sale Concessions	
Comp Sale 1	<div>This comp is in the similar neighborhood but the footprint is smaller and seems to be in good overall exterior condition</div> <div>Concession: None</div>
Comp Sale 2	<div>I feel this property is in much better condition and in a different neighborhood compared to the subject property</div> <div>Concession: None</div>
Comp Sale 3	<div>I feel this is the best comp despite it being a little older comp i feel the proximity, footprint and condition are similar.</div> <div>Concession: None</div>

Subject and Comparable Listing Characteristics				
Attribute	Subject	<input type="checkbox"/> Comp List 1	<input checked="" type="checkbox"/> Comp List 2	<input type="checkbox"/> Comp List 3
Address	1715 Emerson St, Evanston,IL 60201	1823 Darrow Ave Evanston, IL 60201	1711 Dodge Ave Listing Evanston, IL 60201	1926 Asbury Ave Evanston, IL 60201
Proximity		0.09 Miles	0.27 Miles	0.32 Miles
Broker Inspected		No	No	No
Comparability		Inferior	Equal	Superior
Style	Other	Other	Other	Other
Condition	Fair	Average	Average	Good
Construction	Framed	Framed	Framed	Framed
Year Built	1908	1914	1899	1889
Lot Size	7650 Sq.Ft.	5610 Sq.Ft.	0.06 Acres	0.08 Acres
# Units	2	2	2	2
GLA	3541	1800	2200	3500
Room Count	10	6	8	11
Bed Count	7	2	5	6
Bath Count	3.0	2.0	2.0	2.0
Basement	Full	Full	None	Full
BG SqFt	700	250		600
Basement Finished %	0	25	0	50
Basement included in GLA	No	No	No	No
Garage/Carport	Carport	Carport	Detached	Carport
Number of Stalls	2	3	2	2
Parking	Driveway	Driveway	Driveway	Driveway
Pool	No	No	No	No
View	Unremarkable	Residential	Residential	Residential
Waterfront	No	No	No	No
Data Source	Appraisal	MLS	MLS	MLS
Finance Type		Conventional	Conventional	Conventional
List Type		Owner/Resale	Owner/Resale	Owner/Resale
List Date		03/08/2017	01/21/2017	10/07/2016
DOM		151	197	303
Pending		No	No	No
Original List Price		\$235,000	\$240,000	\$415,000
Current List Price		\$225,000	\$240,000	\$410,000
\$/Sq Ft (As-Is)	64	125	109	117

Listing Comments / Pricing Concessions	
Comp Listing 1	This comp is much smaller and only has two bedrooms despite having a good sq footage for a two flat with 2 one beds. Concession: Unknown
Comp Listing 2	I feel this is the best comps both size and condition are similar. I believe the subject is including below grade grade sq ft Concession: Unknown
Comp Listing 3	This comp i believe is far superior in condition neighborhood and sq footage Concession: Unknown

90-120 DAY VALUE ESTIMATE			
As-Is		Repaired	
Probable Sale Price	\$225,000	Probable Sale Price	\$275,000
List Price	\$240,000	List Price	\$300,000

QUICK SALE VALUE ESTIMATE			
Probable Quick Sale Price	\$200,000	Quick Sale Discount	11.11 %

LAND VALUE ESTIMATE			
Estimated Lot Value Low	\$100,000	Estimated Lot Value High	\$125,000

Broker Information			
Broker Name	James Frank	Cell	630-212-8322
License Number	475160546	Email	jfrankrealtor@gmail.com
License Expiration	04/30/2018	Completion Date	08/09/2017
Company Name	Keller Williams Preferred Realty	Distance to Subject	4.96 Miles
Address	16123 South La Grange Rd, Orland Park, IL. 60467	Company Phone	708-798-1111



[Redacted Address]

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		Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

General Market Conditions

Current Market Conditions

Employment Conditions

Market Values for this type of property have

☐ Excellent

☐ Improving

☐ Stable

☒ Slow

☐ Depressed

☐ Increasing

☒ Stable

☐ Decreasing

☐ Appreciated

_____ % in the past

_____ months

☐ Depreciated

_____ % in the past

_____ months

☒ Remained Stable for the past

12 months

Price Range of

3

comparable sales in past 12 months

\$152,000

to

\$497,500

Price Range of

11

competitive listings on the market

\$225,000

to

\$724,900

Typical Marketing Time (DOM)

237

Marketing Time Trend

☒ Increasing

☐ Stable

☐ Decreasing

Current Inventory of this type of property

☐ Undersupply

☒ Balanced

☐ Oversupply

Estimated Occupancy of subject's neighborhood:

70

% Owner

20

% Tenant

10

% Vacant

Median Monthly Market Rent :

\$1,250

Are REO/short sale sales/listings affecting the overall value of the subject's neighborhood?

☒ Yes

☐ No

REO Trend

☒ Increasing

☐ Stable

☐ Decreasing

Distressed Discount

10

%

Is there evidence of a disaster?

☐ Yes

☒ No

Date

Number of boarded or blocked up homes

4

Industrial within 0.25 miles

☒ Yes

☐ No

Neighborhood Description:

This a very heavy industrial side of evanston and not the best neighborhood. They are about .10 miles away from high tension power lines.

General Comments about market conditions:

The area has a lot of industrial and hasn't appreciated at the pace of other areas of evanston especially those to the Northeast

Subject Marketability

HOA?

☐ Yes

☒ No

HOA Name

HOA Contact

Phone Number

HOA Fee

HOA Fee Schedule

Fees Current?

☐ Yes

☐ No

Delinquent Amount

Fee Includes:

☐ Insurance

☐ Landscaping

☐ Pool

☐ Tennis

☐ Other

Any known litigation involving the HOA?

☐ Yes

☐ No

If yes, explain:

Is the subject property currently impacted by a disaster?

☐ Yes

☒ No

Date

Type

Recommended Marketing Strategy

☒ As-Is

☐ Minimal Lender Required Repairs

☐ Repaired

Most Likely Buyer

☒ Owner Occupant

☐ Investor

Considering available indicators, the current occupant of the subject is most likely

☒ Owner

☐ Tenant

☐ Vacant

Does the subject conform to the neighborhood?

☒ Yes

☐ No

For the neighborhood, the subject is an:

☐ Under Improvement

☒ Appropriate Improvement

☐ Over Improvement

Is the subject's condition consistent with properties in the neighborhood?

☐ Yes

☒ No

Does the subject property appear to have been updated?

☐ Yes

☒ No

Does the subject property need emergency repairs?

☐ Yes

☐ No

☒ Unknown

If yes, explain:

Does the subject property show evidence of vandalism?

☐ Yes

☒ No

If yes, explain:

Are all types of financing available for the subject?

☐ Yes

☒ No

If no, explain:

NEEDS A LOT OF WORK INCLUDING, BUT NOT LIMITED TO: EXTENSIVE PLUMBING AND BASEMENT LEAKS, NO HVAC ON SECOND FLOC

Describe any adverse environmental/safety conditions:

The subject property does not appear to have any environmental or safety concerns from my exterior inspection

Positive attributes to marketability:

I can't of any positive attributes on the property. see below

Negative attributes to marketability?

The property is located in not the best neighborhood across the street from industrial and about 2-3 blocks from high power electrical lines.

Addendum

QA Analyst Summary: Subject was based off repaired value supported by Comp Sale 3 due to lack of comps that resemble "AS-IS" condition

I don't not feel that the square footage of the subject property is correct as it looks like the building has an illegal non conforming 3rd unit in the basement.

2112 Foster St, Evanston, IL 60201-

I feel this is the best comp despite it being a little older comp i feel the proximity, footprint and condition are similar.

1711 Dodge Ave Listing, Evanston, IL 60201

I feel this is the best comps both size and condition are similar. I believe the subject is including below grade grade sq ft

Repair Estimate Details

Repair Items	Repair	Replace	Est. Cost	Repair Items	Repair	Replace	Est. Cost
Exterior Paint	Yes	No	\$4,500	Electrical	No	No	\$
Roofing	Yes	No	\$10,000	Heating/Air	No	No	\$
Structural	Yes	No	\$1,500	Plumbing	No	No	\$
Carpentry in and out	No	No	\$	Wallpaper/Sheetrock	No	No	\$
Landscaping	No	Yes	\$1,200	Initial Trashout/Clean	No	No	\$
Carpet	No	No	\$	Discoloration (Mildew, Etc)	No	No	\$
Tile/Vinyl	No	No	\$	Pest/Termite	No	No	\$
Interior Paint	No	No	\$	Floors	No	No	\$
Appliances	No	No	\$	Cleaning	No	No	\$
Other:	HVAC, plumbing, leaks				Yes	No	\$9,500

☐ Rehab not justified (cost of repairs would exceed the additional value gained from the repairs)

All repairs are cosmetic in nature ☒ Yes ☐ No

Additional Remarks:

Property looks to be in good shape from the outside might need a new roof as it looks like it was last time it was replaced was in 2000.

Total Estimated Repairs/Replacement Costs

\$26,700

Compliance

By submitting this report, I agree that I will work with Client to clarify or correct this valuation as necessary to meet its client's requirements. Client will never communicate a predetermined, expected or qualifying estimate of value, however if additional information about the subject property or comparable properties is presented, I agree to give consideration to this information. I understand that providing faulty or erroneous information or failure to respond to a clarification/correction request are grounds for non-payment of this report as well as deactivation of my Realtor Profile in the Client system.

Federal Compliance: The purpose of this valuation is to provide an estimated market value of the subject property. This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). If an appraisal is desired, the services of licensed or certified appraiser must be obtained. The condition of the Subject was confirmed by physical inspection of the exterior and/or interior of the property by a real estate broker, sales agent or sales person. Comparable sales and listings were analyzed; factors such as GLA, Bed/Bath counts, Lot Size, Location, etc., were considered and either quantitative or qualitative adjustments made and considered in the value conclusion. Data sources and tools include, but are not limited to: MLS sales and listings data, MLS market/neighborhood data, tax assessor data, public record data, third-party aggregate data, physical inspection and photos of the property and neighborhood.

State Compliance: This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser

ESignature

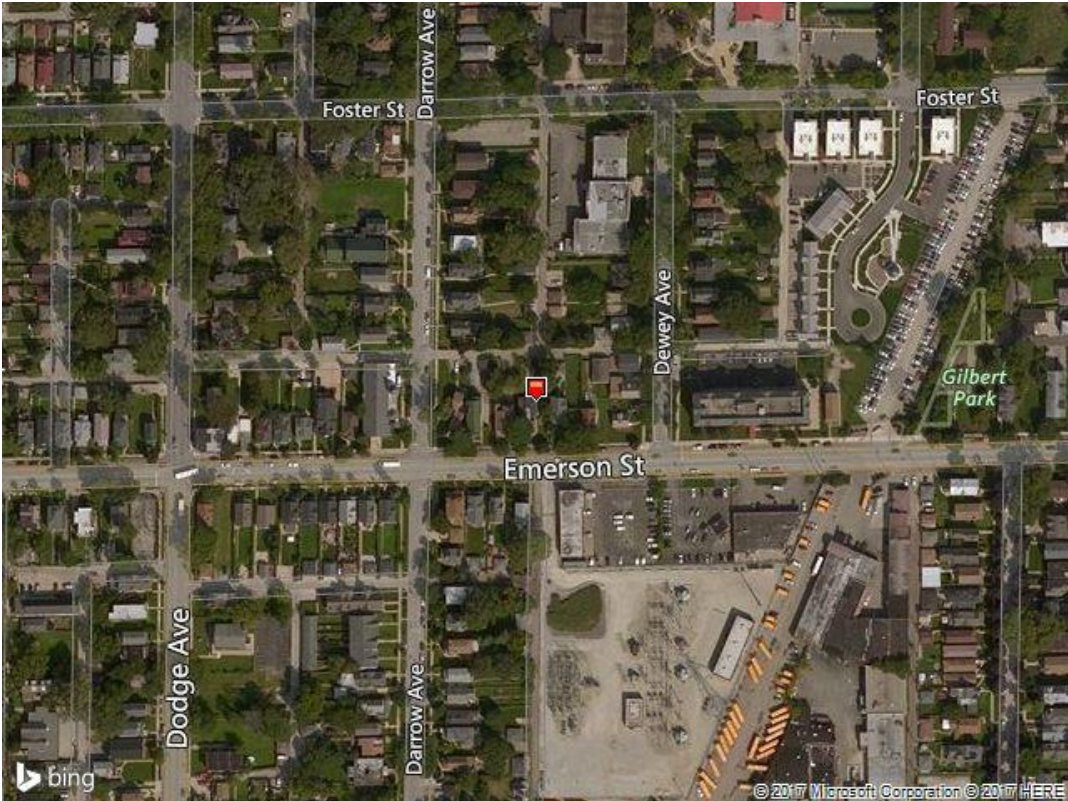
I James Frank, with License# = 475160546, Expiration Date = 04/30/2018, Contact Phone# = 708-798-1111 and Email Address = jfrankrealtor@gmail.com confirm that I have taken the subject photos, selected the comps and set the values for this CMA. Initials of my name are JF. Dated 08/09/2017.

My camera does not have a date/time stamp feature however, I affirm the photos were taken at the time of inspection 08/04/2017 04:00 PM.



Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

AERIAL MAP

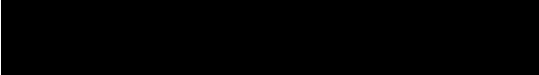


Distant Map

AERIAL MAP



Proximate Map



		28			
			Completion Date	08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

FRONT VIEW



FRONT ANGLED VIEW



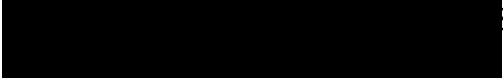
Inspection Type		Exterior		Completion Date		08/09/2017	
Street Address		1715 Emerson St		Borrower Name		WRIGHT	
City		Evanston		State	IL	Zip	60201

STREET VIEW



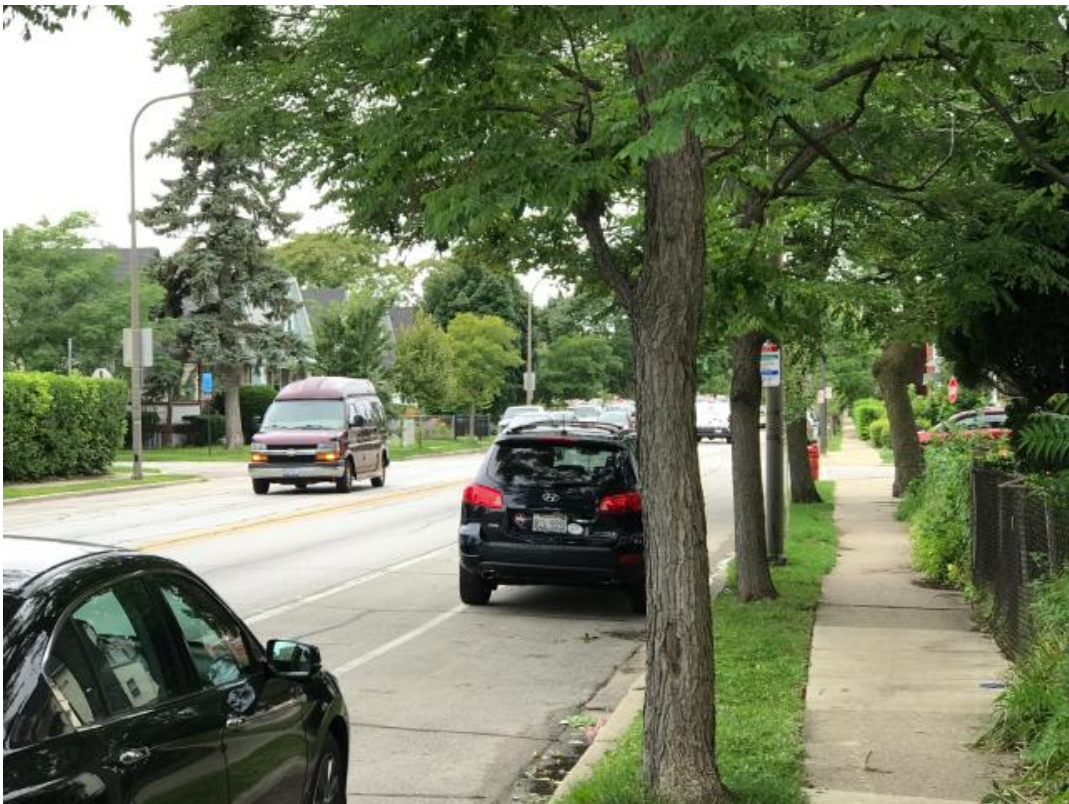
ADDRESS VERIFICATION





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			Completion Date		08/09/2017
Inspection Type			Exterior		Borrower Name
Street Address			1715 Emerson St		
City		Evanston	State	IL	Zip
					60201

EXTERIOR PHOTO



Street West

EXTERIOR PHOTO



Street East



			28		
			Completion Date		08/09/2017
Inspection Type	Exterior		Borrower Name		WRIGHT
Street Address	1715 Emerson St				
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EXTERIOR PHOTO



Industrial across street High tension lines



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			Completion Date	08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

MLS - Page 1 of 1



Two to Four Units
Status: **TEMP**
Area: **201**
List Date: **01/17/2017**
List Dt Rec: **01/18/2017**
Address: **1715 Emerson St , Evanston, Illinois 60201**
List Price: **\$250,000**
Orig List Price: **\$250,000**
Sold Price:
Contingency
Flag:
Directions: **MCCORMICK TO EMERSON, EAST TO PROPERTY. JUST WEST OF ASHLAND ON NORTH SIDE OF STREET.**
Sold by:
Closed:
Off Mkt: **01/18/2017**
Year Built: **1909**
Dimensions: **50 X153**
Ownership: **Fee Simple**
Corp Limits: **Evanston**
Subdivision:
Township: **Evanston**
List. Mkt Time: **201**
Concessions:
Contingency:
County: **Cook**
Model:
Parking: **Garage, Exterior Space(s)**
Spaces: **Gar:2 Ext:2**
Parking Incl.
In Price:
3 BR Unit: **No**
Coordinates: **W:1715**
Acreage: **0.17**
Total Units: **2**
Total Rooms: **10**
Total Baths **3/0**
(Full/Half):
Basement: **Full**
Zoning: **Multi-Family**
Waterfront: **No**

Remarks: **SHORT SALE. NEEDS A LOT OF WORK INCLUDING, BUT NOT LIMITED TO: EXTENSIVE PLUMBING AND BASEMENT LEAKS, NO HVAC ON SECOND FLOOR, WATER DAMAGE THROUGH OUT, POSSIBLE ROOF OR SIDING LEAKS. CAN BE GREAT PROPERTY IN GREAT LOCATION, BUT BRING A FAT CHECK BOOK.**

School Data Elementary: (65) Junior High: (65) High School: (202) Other:	T [REDACTED] Mult PINs: Tax Amount: \$7,869.90 Tax Year: 2015 Exemptions: Special Assessments: No Special Service Area: No	Financial Info Total Rental Income: Net Operating Income: Gross Income: Gross Expenses: Other Income:
--	--	---

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		54	2	1/0		NONE	OWN	NONE
Unit #2	2		5	2	1/0		NONE	OWN	NONE
Unit #3					/				
Unit #4					/				
Age: 100+ Years			Garage Ownership: Owned			Tenant Pays (1): Electric, Gas			
Type-Multi Unit: 2 Flat			Garage On Site: Yes			Tenant Pays (2): Electric, Gas			
Style:			Garage Type: Detached			Tenant Pays (3):			
Const Opts:			Garage Details:			Tenant Pays (4):			
General Info: None			Parking Ownership: Owned			Water: Lake Michigan			
Amenities:			Parking On Site: Yes			Sewer: Sewer-Public			
Ext. Bldg. Type: Aluminum Siding, Vinyl Siding, Frame			Parking Details: Off Alley			Heating: Gas			
Lot Size: Less Than .25 Acre			Appliances/Features (1): None			Equipment:			
Lot Desc:			Appliances/Features (2): None			HERS Index Score:			
Roof:			Appliances/Features (3):			Green Disc:			
Foundation:			Appliances/Features (4):			Green Rating Srce:			
Exst Bas/Fnd:			Bath Amn:			Green Feats:			
Ext Prop Feats:			Basement Details: Unfinished			Possession: Negotiable			
			Additional Rooms:			Sale Terms: Cash Only			

Agent Remarks: CC: Pursuant to Short Sale.	Remarks on Internet?: No	Addr on Internet?: No
Internet Listing: No	VOW Comments/Reviews: No	Lock Box: None
VOW AVM: No	Holds Earnest Money: Yes	Special Comp Info: Short Sale
Listing Type: Exclusive Right to Sell	Additional Sales Information: Short Sale	Expiration Date:
Coop Comp: 2.5% - \$300 (on Net SP)	Cont. to Show?:	Agent Notices:
Showing Inst: CALL/TEXT LA.	Ph #:	Agent Owned/Interest: No
Owner: OOR	Ph #: (773) 545-4400	Team:
Broker: Ziggy Realty and Builders (8495)	Ph #: (773) 251-0746	Email: andyg@ziggyrealty.com
List Agent: Andy Gerakaris (84671)	Ph #:	More Agent Contact Info: SAM 773-517-5957
Co-lister:		

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com

1715 W Emerson , Evanston Listing



		Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

TAX - Page 1 of 2

8/5/2017

Cook County Treasurer's Office - Chicago, Illinois

Cook County Property Tax and Payment Information



2016 Tax Year Information - Payable in 2017

Tax Year: 2016 Tax Type: Current Tax Volume: 053 Classification: 2-11

Property Location

1715 EMERSON ST
EVANSTON, IL 60201-3460

To update contact the Cook County Assessor's Office at 312.443.7550.

Mailing Information

CHATTO WRIGHT
1715 W EMERSON
EVANSTON, IL 60201-3460

To update your mailing information [click here](#).

Exemption Information

Homeowner Exemption: YES
Senior Citizen Exemption: NO
Senior Freeze Exemption: NO

If you are entitled to an exemption you did not receive, [click here](#).

To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Original installment billing information and on-time due date for reference purposes.

Installment	Tax Amount Billed	Tax Due Date
1st	\$4,328.45	03/01/2017
2nd	\$2,126.12	08/01/2017

Tax Payment Information

The balance due, including any interest, is as of Saturday, August 05, 2017.

Payments processed are posted through Friday, August 04, 2017.

Installment	Total Amount	Tax Amount	Interest Amount	Last Payment Received	Date Rece
1st	\$0.00	\$0.00	\$0.00	\$4,328.45	02/24/
2nd	\$0.00	\$0.00	\$0.00	\$2,126.12	07/25/

BALANCE DUE:

\$0.00

[Return to PIN Summary](#)

<https://www.cookcountytreasurer.com/paymentresults.aspx?paymenttype=current>

1/2

1715 W Emerson Tax



Inspection Type	Exterior	Borrower Name	WRIGHT
Street Address	1715 Emerson St		
City	Evanston	State	IL
		Zip	60201

TAX - Page 2 of 2

8/5/2017Cook County Treasurer's Office - Chicago, Illinois

For Tax Years 2015 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.

You may reach the Clerk at:

Main Number: 312.603.5656
You may find frequently asked questions and additional information at the Clerk's Office's website:
<http://www.cookcountyclerk.com>

1715 W Emerson Tax



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				Completion Date		08/09/2017	
Inspection Type		Exterior		Borrower Name		WRIGHT	
Street Address		1715 Emerson St					
City		Evanston		State	IL	Zip	60201

MLS-OTHER - Page 1 of 2

- Property Data
- Exemption History
- Appeal History
- Certificate of Error

Property Characteristics

2017 Tax Year Property Information

*Property



City: EVANSTON

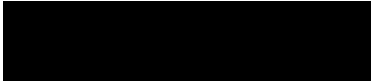
Township: Evanston

Property Classification: 211

Square Footage (Land): 7,650

Neighborhood: 60

Taxcode: 17001



4/13/2007

Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	6,885	6,885
Building Assessed Value	21,117	21,117
Total Assessed Value	28,002	28,002

Property Characteristics

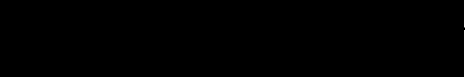
Estimated 2017 Market Value	\$280,020
Estimated 2016 Market Value	\$280,020
Description	Two to six apartments, over 62 years
Residence Type	Two Story
Use	Multi Family
Apartments	2
Exterior Construction	Stucco
Full Baths	2
Half Baths	1
Basement ¹	Partial and Rec Room
Attic	Partial and Unfinished
Central Air	No
Number of Fireplaces	0
Garage Size/Type ²	2 car detached
Age	108
Building Square Footage	2,664
Assessment Pass	Assessor Certified

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

1715 W Emerson , Assessor



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				Completion Date	08/09/2017
Inspection Type		Exterior		Borrower Name	WRIGHT
Street Address		1715 Emerson St			
City		Evanston	State	IL	Zip 60201

MLS-OTHER - Page 2 of 2

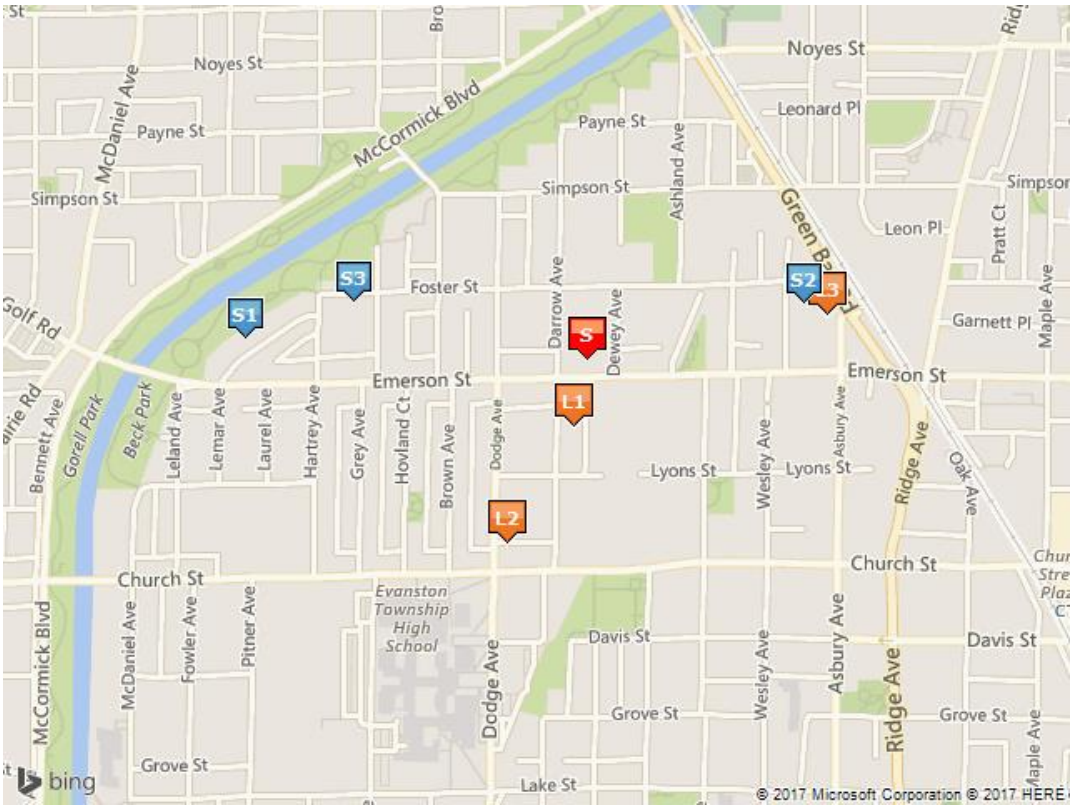
** Information may be available by submitting an FOIA Request

1715 W Emerson , Assessor



		Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

MAP



Map

COMPARABLE SALE 1





		of 28			
		Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

Comparable Sale 1 - Page 1 of 1



Two to Four Units

Status: **CLSD**
Area: **201**
List Dt Rec: **02/29/2016**
Address: **2307 Foster St , Evanston, Illinois 60201**
Directions: **MCCORMIK TO EMERSON W TO FOSTER N TO PROPERTY**
Sold by: **Carlos Funes (116116) / Sky High Real Estate Inc. (18267)**
Closed: **05/24/2017** Contract: **04/12/2017**
Off Mkt: **04/12/2017** Financing: **Conventional**
Year Built: **1909** Blt Before 78: **Yes**
Dimensions: **25X125**
Ownership: **Fee Simple**
Corp Limits: **Evanston**
Coordinates: **N:12 W:3**
Acreage:
Subdivision:
Township: **Evanston**
Total Units: **2**
Total Rooms: **10**
Total Baths **2/0**
(Full/Half):
Basement: **Full**
Total Bedrooms: **4**

List Price: **\$149,000**
Orig List Price: **\$159,900**
Sold Price: **\$152,000**
Contingency
Flag:
List. Mkt Time: **409**
Concessions:
Contingency:
County: **Cook**
Model:
Parking: **None**
Spaces: **0**
Parking Incl.
In Price:
3 BR Unit: **No**
Zoning: **Multi-Family**
Waterfront: **No**

Remarks: **Attention investors! Second floor apartment is newly vacant, freshly painted, and easy to show!! First floor has month-to-month tenant. New windows. Newer roof. New 100 amp service with new breaker boxes. Upgraded plumbing. Two new water heaters. Separate heat and electric. Each unit features 2 bedrooms. Full basement. Excellent opportunity, must see!**

School Data

Elementary: **(65)**
Junior High: **(65)**
High School: **(202)**
Other:

Financial Info

Total Rental Income:
Net Operating Income:
Gross Income:
Gross Expenses:
Other Income:

Mult PINs:
Tax Amount: **\$5,146.92**
Tax Year: **2014**
Exemptions:
Special Assessments: **No**
Special Service Area: **No**

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		5	2	1/0		0	895	0
Unit #2	2		5	2	1/0		0	840	0
Unit #3					/				
Unit #4					/				

Age: **100+ Years, Rehab in 0000**
Type-Multi Unit: **2 Flat**
Style:
Const Opts:
General Info: **None**
Amenities:
Ext. Bldg. Type: **Frame**
Lot Size: **Less Than .25 Acre**
Lot Desc:
Roof: **Asphalt/Glass (Shingles)**
Foundation:
Exst Bas/Fnd:
Ext Prop Feats:

Garage Ownership:
Garage On Site:
Garage Type:
Garage Details:
Parking Ownership:
Parking On Site:
Parking Details:
Appliances/Features (1): **Stove, Refrigerator**
Appliances/Features (2): **Stove, Refrigerator**
Appliances/Features (3):
Appliances/Features (4):
Bath Amn:
Basement Details: **Unfinished**
Additional Rooms:

Tenant Pays (1): **All**
Tenant Pays (2): **All**
Tenant Pays (3):
Tenant Pays (4):
Water: **Public**
Sewer: **Sewer-Public**
Heating: **Gas**
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: **Tenant's Rights**
Sale Terms:

Agent Remarks: **Long market time due to occupancy issues that have been resolved. Second floor now vacant. First floor tenant month to month. Easy to show. Sold as-is. Cash offers preferred.**

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5%-\$295 (on Net SP)**
Showing Inst: **24-hour notice please. Email forest8111@gmail.com for showing request.**
Owner: **OOR**
Broker: **Re/Max Cityview (15904)**
List Agent: **William Karner (132530)**
Co-lister:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Holds Earnest Money: **Yes**
Additional Sales Information: **None**
Cont. to Show?:

Addr on Internet?: **Yes**
Lock Box:
Special Comp Info: **None**
Expiration Date:
Agent Notices:

Agent Owned/Interest: **No**
Team:
Email: **bkarner@comcast.net**
More Agent Contact Info:

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Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com



		Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

COMPARABLE SALE 2





		of 28			
		Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT	
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

Comparable Sale 2 - Page 1 of 2



Two to Four Units

Status: **CLSD**

Area: **201**

Address: **1937 Wesley Ave , Evanston, Illinois 60201**

Directions: **Emerson to Wesley, turn north to property**

Sold by: **Sue Tharp (80386) / RE/MAX Suburban (8098)**

Closed: **05/05/2017**

Off Mkt: **04/17/2017**

Year Built: **1889**

Dimensions: **50 X 150**

Ownership: **Fee Simple**

Corp Limits: **Evanston**

Coordinates:

Acreage:

Total Rooms: **17**

Total Bedrooms: **8**

17

List Dt Rec: **04/03/2017**

Contract: **04/17/2017**

Financing: **Cash**

Blt Before 78: **Yes**

Subdivision:

Township: **Evanston**

Total Units: **3**

Total Baths **5/0**

(Full/Half):

Basement: **Full**

List Price: **\$550,000**

Orig List Price: **\$550,000**

Sold Price: **\$497,500**

Contingency

Flag:

List. Mkt Time: **15**

Concessions:

Contingency:

County: **Cook**

Model:

Parking: **Garage, Exterior Space(s)**

Spaces: **Gar:3 Ext:1**

Parking Incl. **Yes**

In Price:

3 BR Unit: **Yes**

Zoning: **Other**

Waterfront: **No**

Remarks: **Handsome Income Producing Property w/solid rental history. Excellent Condition. Leases through 8-31-17. Close to NU, dwntwn &trans. Many updates incl new SS appliances 1st floor, modern kitchens, baths, newer windows, boiler, furnace, AC, H2O htr, copper plumbing. 1ST Flr is 3BR, LR+Kit, 1 bath. 2ND Flr is 3BR, LR+Kit, 2 baths. 3RDFlr is 2BR, LR+Kit, sep furnace, central air. High ceilings 1st flr. Dry basement is 50% above grade, incl Indry rm, mechanical rm &workspace. Half of the basement is finished area w/zoned heat, large living rm & full bath w/shower; could be added to 1st flr apt. 3-car garage & outdoor prkng spaces. Lovely yard incl fruit trees, grapes, raspberries, perennials. Could convert to sf living & still keep cute attic apt. rental. Green Bay Rd. renovation adds pedestrian-friendly streetscape leading to North Evanston. Beautiful street & New Construction next door! Don't miss this unique & well-located property! Property Conveyed in "AS-IS" condition**

School Data		Financial Info	
Elementary: Orrington (65)		Total Rental Income: 48,600	
Junior High: Haven (65)		Net Operating Income:	
High School: Evanston Twp (202)		Gross Income: 50,400	
Other:		Gross Expenses: 6%	
Tax Amount: \$5,546.30		Other Income: Garage/s, Parking Space/s	
Tax Year: 2015			
Exemptions: None			
Special Assessments: No			
Special Service Area: No			

Unit	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	0	5	3	1/0	None	1425	1425	08/17
Unit #2	2	0	5	3	2/0	None	1425	1425	08/17
Unit #3	3	0	5	2	1/0	None	1150	1200	08/17
Unit #4					/				

Age: 100+ Years		Garage Ownership: Owned		Tenant Pays (1): Electric, Gas, Heat	
Type: Multi Unit: 3 Flat		Garage On Site: Yes		Tenant Pays (2): Electric, Gas, Heat	
Style: Victorian		Garage Type: Detached		Tenant Pays (3): Electric, Gas, Heat, Parking	
Const Opts:		Garage Details: Garage Door Opener(s), Transmitter(s)		Tenant Pays (4):	
General Info: School Bus Service, Commuter Train		Parking Ownership: N/A		Water: Lake Michigan, Public	
Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved		Parking On Site: Yes		Sewer: Sewer-Public	
Ext. Bldg. Type: Vinyl Siding		Parking Details: Off Alley		Heating: Gas	
Lot Size: Less Than .25 Acre		Appliances/Features (1): Stove, Refrigerator, Microwave, Window Air Conditioner, Garage/Space, Range Hood, Walk-In Closet		Equipment: TV-Cable, TV Antenna, Ceiling Fan, Sump Pump	
Lot Desc: Fenced Yard		Appliances/Features (2): Stove, Refrigerator, Microwave, Window Air Conditioner		HERS Index Score:	
Roof: Asphalt/Glass (Shingles)		Appliances/Features (3): Stove, Refrigerator, Microwave, Central Air Conditioner, Garage/Space, Range Hood		Green Disc:	
Foundation: Brick		Appliances/Features (4):		Green Rating Srce:	
Exst Bas/Fnd:		Bath Amn:		Green Feats:	
Ext Prop Feats: Patio, Porch, Storms/Screens, Cable Access		Basement Details: Partially Finished		Possession: Closing, Tenant's Rights	
		Additional Rooms: Family Room		Sale Terms:	

Agent Remarks: **Pre-approved buyers only. Will require PHH Loan approval submission with offer. (PHH in CB in-house lender) Agent will accompany all showings with 24-hour notice. Zoning is R-5, Tax record shows bldg. is 2,714 sf. Owner pays 10% of heat for 1st & 2nd flr, as well as \$20/monthly for electric for common areas. 3rd flr has separate furnace & central air & pays all. New construction duplex just built next door. Emerson/Ridge/GreenBay Corridor Project & Streetscape improvements in the area. Please register your appointments with showing desk. Property conveyed in "AS-IS" condition. Please note - leases have been signed through 8/2017**

Internet Listing: Yes		Remarks on Internet?: Yes		Addr on Internet?: Yes	
VOW AVM: No		VOW Comments/Reviews: No		Lock Box: None	
Listing Type: Exclusive Right to Sell		Holds Earnest Money: Yes		Special Comp Info: None	
Coop Comp: 2.5%-295 (on Net SP)		Additional Sales Information: List Agent Must Accompany		Expiration Date:	
Showing Inst: Please call Showingtime at 855-746-9200 or click the Schedule a Showing icon below.		Cont. to Show?:		Agent Notices:	
Owner: Owner of Record		Ph #:		Agent Owned/Interest: Yes	
Broker: Coldwell Banker Residential (3310)		Ph #: (847) 866-8200		Team:	
List Agent: Joan Farquharson, SFR (31823)		Ph #: (847) 425-3726		Email: joan@joanfar.com	
Co-lister:		Ph #:		More Agent Contact Info: 224-628-1804	

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			Completion Date		08/09/2017	
Inspection Type	Exterior	Borrower Name		WRIGHT		
Street Address	1715 Emerson St					
City	Evanston	State	IL	Zip	60201	

Comparable Sale 2 - Page 2 of 2

[REDACTED]

guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com



Inspection Type		Exterior		Completion Date		08/09/2017	
Street Address		1715 Emerson St		Borrower Name		WRIGHT	
City		Evanston		State	IL	Zip	60201

COMPARABLE SALE 3





		1 of 28					
		Completion Date		08/09/2017			
Inspection Type		Exterior		Borrower Name		WRIGHT	
Street Address		1715 Emerson St					
City		Evanston		State		IL	
				Zip		60201	

Comparable Sale 3 - Page 1 of 1



Two to Four Units
Status: **CLSD**
Area: **201**
Address: **2112 Foster St , Evanston, Illinois 60201**
List Price: **\$250,000**
Orig List Price: **\$259,000**
Sold Price: **\$220,000**
Contingency
Flag:
List Dt Rec: **06/14/2016**
Directions: **EAST OF MCCORMICK, NORTH OF CHURCH**
Sold by: **Edward Evangelista (43187) / Coldwell Banker Residential (3310)**
Closed: **04/28/2017**
Off Mkt: **03/29/2017**
Year Built: **1927**
Dimensions: **67X75**
Ownership: **Fee Simple**
Corp Limits: **Evanston**
Contract: **03/29/2017**
Financing: **Conventional**
Blt Before 78: **Yes**
Subdivision:
Township: **Evanston**
County: **Cook**
Model:
Parking: **Exterior Space(s)**
Spaces: **Ext:2**
Parking Incl: **Yes**
In Price:
3 BR Unit: **No**
Coordinates: **N:11 W:3**
Acreage:
Total Units: **2**
Total Rooms: **11**
Total Baths: **2/0**
(Full/Half):
Basement: **Full**
Zoning: **Other**
Waterfront: **No**

Remarks: **Charming two-flat with a good sized lot located on a quiet residential street. Both units have tenants. First floor has a formal dining room, spacious updated eat-in kitchen and two large bedrooms. Second floor unit has three bedrooms. Pretty side yard and garden. All new windows. Both units have new furnaces. 2 parking spaces. Tenants request no interior photos. No sign.**

School Data
Elementary: **Kingsley (65)**
Junior High: **Haven (65)**
High School: **Evanston Twp (202)**
Other:

Tax Amount: **\$3,515.80**
Tax Year: **2014**
Exemptions: **None**
Special Assessments: **No**
Special Service Area: **No**

Financial Info
Total Rental Income:
Net Operating Income:
Gross Income:
Gross Expenses:
Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		5	2	1/0	None	900	900	43017
Unit #2	2		6	3	1/0	None	925	925	41017
Unit #3					/				
Unit #4					/				

Age: **81-90 Years**
Type-Multi Unit: **2 Flat**
Style:
Const Opts:
General Info: **None**
Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
Ext. Bldg. Type: **Aluminum Siding**
Lot Size: **Less Than .25 Acre**
Lot Desc: **Fenced Yard**
Roof: **Asphalt/Glass (Shingles)**
Foundation: **Concrete**
Exst Bas/Fnd:
Ext Prop Feats: **Storms/Screens**
Garage Ownership:
Garage On Site:
Garage Type:
Garage Details:
Parking Ownership: **N/A**
Parking On Site: **Yes**
Parking Details:
Appliances/Features (1): **Stove, Refrigerator**
Appliances/Features (2): **Stove, Refrigerator**
Appliances/Features (3):
Appliances/Features (4):
Bath Amn:
Basement Details: **Unfinished**
Additional Rooms:
Tenant Pays (1): **Electric, Gas, Heat**
Tenant Pays (2): **Electric, Gas, Heat**
Tenant Pays (3):
Tenant Pays (4):
Water: **Lake Michigan, Public**
Sewer: **Sewer-Public, Sewer-Storm**
Heating: **Gas, Forced Air**
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: **Closing**
Sale Terms:

Agent Remarks: **48 hour notice required for showings. Will see first floor unit. Second floor unit can be seen on second showing. No interior photos per tenants' request. Tenants pay gas, electric and cable and volunteered to lawn care and snow removal.**

Internet Listing: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5%-\$295 (on Net SP)**
Showing Inst: **Please call Showingtime at 855-746-9200 or click the Schedule a Showing icon below.**
Owner: **Owner of Record**
Broker: **Coldwell Banker Residential (3310)**
List Agent: **Sally Gerber Weiland, ABR, CRS (31014)**
Co-lister:
Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **Yes**
Additional Sales Information: **None**
Cont. to Show?:
Addr on Internet?: **Yes**
Lock Box: **Metal Push Button**
Special Comp Info: **None**
Expiration Date:
Agent Notices:
Ph #:
Ph #: **(847) 866-8200**
Ph #: **(847) 425-3781**
Ph #:
Agent Owned/Interest: **No**
Team:
Email: **sally.weiland@cbexchange.com**
More Agent Contact Info:

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		of 28				
			Completion Date		08/09/2017	
Inspection Type	Exterior		Borrower Name		WRIGHT	
Street Address	1715 Emerson St					
City	Evanston		State	IL	Zip	60201

COMPARABLE LISTING 1





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		Completion Date		08/09/2017	
Inspection Type		Exterior		Borrower Name	
Street Address		1715 Emerson St			
City		Evanston		State	IL
				Zip	60201

Comparable Listing 1 - Page 1 of 1



Two to Four Units

Status: **ACTV**

Area: **201**

Address: **1823 Darrow Ave , Evanston, Illinois 60201**

Directions: **Dodge and Emerson E to Darrow, S to property.**

Sold by:

Closed:

Off Mkt:

Year Built: **1914**

Dimensions: **33X170**

Ownership: **Fee Simple**

Corp Limits: **Evanston**

Coordinates:

Acreage:

Total Rooms: **6**

Total Bedrooms: **2**

List Dt Rec: **03/08/2017**

Contract:

Financing:

Blt Before 78: **Yes**

Subdivision:

Township: **Evanston**

Total Units: **2**

Total Baths **2/0**
(Full/Half):

Basement: **Full**

List Price: **\$225,000**

Orig List Price: **\$235,000**

Sold Price:

Contingency

Flag:

List. Mkt Time: **151**

Concessions:

Contingency:

County: **Cook**

Model:

Parking: **Exterior Space(s)**

Spaces: **Ext:3**

Parking Incl.

In Price:

3 BR Unit: **No**

Zoning: **Multi-Family**

Waterfront: **No**

Remarks: **Two 1 bedroom apartments in this 2 flat held by long-time owner. 1st floor recently painted and vacant as of April 1. 2nd floor long time tenant rented MTM, tenant interested in staying. Both units in basic yet clean condition. Opportunity for investment or possible conversion to single family. Washer/Dryer and storage in basement. Electrical separately metered and upgraded to circuit breakers. New hot water heater and chimney. 3 cars side apron tandem parking. Large lot with room for garage (buildability not warranted, check with City Zoning). 4 hr notice for showings, 1st showings of 1st fl unit only.**

School Data		Financial Info	
Elementary: (65)		Total Rental Income:	
Junior High: (65)		Net Operating Income:	
High School: (202)		Gross Income:	
Other:		Gross Expenses:	
		Other Income:	
Mult PINs: No			
Tax Amount: \$3,855			
Tax Year: 2015			
Exemptions: None			
Special Assessments: No			
Special Service Area: No			

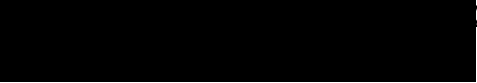
	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		3	1	1/0		N/A	850	EMPTY
Unit #2	2		3	1	1/0		815	815	MTM
Unit #3					/				
Unit #4					/				

Age: 100+ Years	Garage Ownership:	Tenant Pays (1): Electric
Type: Multi Unit: 2 Flat	Garage On Site:	Tenant Pays (2): Electric
Style: Farmhouse	Garage Type:	Tenant Pays (3):
Const Opts:	Garage Details:	Tenant Pays (4):
General Info: None	Parking Ownership: Owned	Water: Lake Michigan
Amenities:	Parking On Site: Yes	Sewer: Sewer-Public
Ext. Bldg. Type: Aluminum Siding, Vinyl Siding, Frame	Parking Details: Off Street, Side Apron	Heating: Gas, Forced Air
Lot Size: Less Than .25 Acre	Appliances/Features (1): Stove, Refrigerator	Equipment:
Lot Desc:	Appliances/Features (2): Stove, Refrigerator	HERS Index Score:
Roof: Asphalt/Glass (Shingles)	Appliances/Features (3):	Green Disc:
Foundation:	Appliances/Features (4):	Green Rating Srce:
Exst Bas/Fnd:	Bath Amn:	Green Feats:
Ext Prop Feats:	Basement Details: Unfinished	Possession: Tenant's Rights
	Additional Rooms:	Sale Terms:

Agent Remarks: Disclosures under add'l info		
Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5%-\$295 (on Net SP)	Additional Sales Information: List Agent Must Accompany	Expiration Date:
Showing Inst: Showing Assist icon or call 1.855.746.9100. 4hr notice preferred. Lister accompanies.	Cont. to Show?:	Agent Notices:
Owner: Betty J H Payne Trust	Ph #:	Agent Owned/Interest: No
Broker: Baird & Warner (3110)	Ph #: (847) 491-1855	Team:
List Agent: Gerry Gibbs (30841)	Ph #: (847) 905-5212	Email: Gerry.Gibbs@BairdWarner.com
Co-lister:	Ph #:	More Agent Contact Info:

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	Completion Date		08/09/2017		
	Borrower Name		WRIGHT		
St					
	State	IL	Zip	60201	

COMPARABLE LISTING 2





		5 of 28				
			Completion Date		08/09/2017	
Inspection Type	Exterior		Borrower Name		WRIGHT	
Street Address	1715 Emerson St					
City	Evanston		State	IL	Zip	60201

Comparable Listing 2 - Page 1 of 1



Two to Four Units

Status: **ACTV**
Area: **201**
List Dt Rec: **01/21/2017**
Address: **1711 Dodge Ave , Evanston, Illinois 60201**

Directions: **Church Street to Dodge. North to 1711 Church Street**

Sold by:
Closed:
Off Mkt:
Year Built: **1899**
Dimensions: **30 X 125**
Ownership: **Fee Simple**
Corp Limits: **Evanston**
Coordinates:
Acreage: **0.06**

Total Rooms: **8**
Total Bedrooms: **5**

Contract:
Financing:
Blt Before 78: **Yes**

Subdivision:
Township: **Evanston**

Total Units: **2**
Total Baths **2/0**
(Full/Half):
Basement: **None**

List Price: **\$240,000**
Orig List Price: **\$240,000**
Sold Price:
Contingency
Flag:

List. Mkt Time: **197**
Concessions:
Contingency:
County: **Cook**
Model:
Parking: **Garage**
Spaces: **Gar:2**
Parking Incl.
In Price:
3 BR Unit: **Yes**
Zoning: **Multi-Family**
Waterfront: **No**

Remarks: **Well maintained 2 flat on bus line and ETHS. Some renovation and an opportunity for you to get involved in updating the bathrooms. Tenant occupied and need 72 hours for showings. No exceptions please**

School Data

Elementary: **(65)**
Junior High: **(65)**
High School: **(202)**
Other:

Mult PINs:
Tax Amount: **\$5,085.59**
Tax Year: **2015**
Exemptions:
Special Assessments: **Unknown**
Special Service Area: **No**

Financial Info

Total Rental Income:
Net Operating Income:
Gross Income:
Gross Expenses:
Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		5	2	1/0		0	0	0
Unit #2	2		5	3	1/0		0	1100	M2M
Unit #3					/				
Unit #4					/				

Age: **100+ Years**
Type-Multi Unit: **2 Flat**
Style:
Const Opts:
General Info: **School Bus Service, Commuter Bus**
Amenities:
Ext. Bldg. Type: **Frame**
Lot Size: **Less Than .25 Acre**
Lot Desc:
Roof:
Foundation:
Exst Bas/Fnd:
Ext Prop Feats:

Garage Ownership: **N/A**
Garage On Site: **Yes**
Garage Type: **Detached**
Garage Details:
Parking Ownership:
Parking On Site:
Parking Details:
Appliances/Features (1): **Stove, Refrigerator**
Appliances/Features (2): **Stove, Refrigerator**
Appliances/Features (3):
Appliances/Features (4):
Bath Amn:
Basement Details: **None**
Additional Rooms:

Tenant Pays (1): **Electric, Heat**
Tenant Pays (2): **None**
Tenant Pays (3):
Tenant Pays (4):
Water: **Public**
Sewer: **Sewer-Public**
Heating: **Gas, Forced Air**
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: **Closing**
Sale Terms:

Agent Remarks: **Located near the new Y.O.U. facilities, restaurants, local market, barber shops and beauty supply all community local businesses. Come and see for yourself. Owner motivated and will entertain any reasonable offers. MUST ALLOW 72 HOURS FOR SHOWINGS OF 2ND FLOOR. TENANT OCCUPIED.**

Internet Listing: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2%-\$295 (on Gross SP)**
Showing Inst: **72 hours call LA 847-269-7073**
Owner: **OOR**
Broker: **Realty Advisors Elite LLC (3913)**
List Agent: **Cherylette Hilton (38484)**
Co-lister:

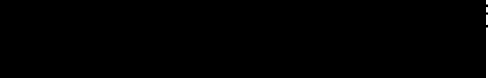
Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **Yes**
Additional Sales Information: **None**
Cont. to Show?:

Ph #:
Ph #: **(847) 423-6644**
Ph #: **(847) 269-7073**
Ph #:

Addr on Internet?: **Yes**
Lock Box:
Special Comp Info: **None**
Expiration Date:
Agent Notices:
Agent Owned/Interest: **No**
Team:
Email: **cheryletteh@yahoo.com; cheryletteh@gmail.com**
More Agent Contact Info:

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5 of 28				
		Completion Date		08/09/2017
		Borrower Name		WRIGHT
		State	IL	Zip 60201

COMPARABLE LISTING 3





			of 28		
			Completion Date		08/09/2017
Inspection Type		Exterior	Borrower Name		WRIGHT
Street Address		1715 Emerson St			
City		Evanston	State	IL	Zip 60201

Comparable Listing 3 - Page 1 of 1



Two to Four Units
Status: **ACTV**
Area: **201**
List Dt Rec: **10/07/2016**
Address: **1926 Asbury Ave , Evanston, Illinois 60201**

Directions: **BETWEEN EMERSON AND GREENBAY RD**
Sold by:
Closed:
Off Mkt:
Year Built: **1889**
Dimensions: **25 X 150**
Ownership: **Fee Simple**
Corp Limits: **Evanston**

Contract:
Financing:
Blt Before 78: **Yes**
Subdivision:
Township: **Evanston**

Coordinates: **N:1900 W:1200**
Acreage: **0.08**
Total Units: **2**
Total Rooms: **11**
Total Baths **2/0**
(Full/Half):
Basement: **Full, Walkout**

List Price: **\$410,000**
Orig List Price: **\$415,000**
Sold Price:
Contingency
Flag:
List. Mkt Time: **303**
Concessions:
Contingency:
County: **Cook**
Model:
Parking: **Exterior Space(s)**
Spaces: **Ext:2**
Parking Incl.
In Price:
3 BR Unit: **Yes**
Zoning: **Multi-Family**
Waterfront: **No**

Remarks: **Fabulous investment property close to Northwestern University! Recently updated and restored large two unit home features recently refinished gleaming hardwood floors, fresh paint, newer carpet, newer high end windows, beautiful sun room and graceful arched thresholds on first floor with three bedrooms, lofted three bedroom unit on second floor! Also features newer roof, newer a/c, electric & plumbing brought up to code, new water heater in 2015, Centrally located and close to transportation, schools and all that Evanston has to offer! This home can be converted into a single family, or would be great investment with positive cash flow!**

School Data

Elementary: **(65)**
Junior High: **(65)**
High School: **(65)**
Other:

Tax Amount: **\$3,773.46**
Tax Year: **2015**
Exemptions: **Homeowner**
Special Assessments: **No**
Special Service Area: **No**

Financial Info
Total Rental Income: **\$6,000**
Net Operating Income: **\$14,400**
Gross Income: **\$36,000**
Gross Expenses: **\$21,600**
Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		6	3	1/0	None	1600	1600	09/17
Unit #2	2		5	3	1/0	None	1350	1350	03/18
Unit #3					/				
Unit #4					/				

Age: **100+ Years**
Type-Multi Unit: **2 Flat, 2 Story Unit/s**
Style: **Victorian**
Const Opts:
General Info: **None**
Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
Ext. Bldg. Type: **Aluminum Siding, Vinyl Siding, Frame**
Lot Size: **Less Than .25 Acre**
Lot Desc:
Roof:
Foundation:
Exst Bas/Fnd:
Ext Prop Feats:

Garage Ownership:
Garage On Site:
Garage Type:
Garage Details:
Parking Ownership: **Owned**
Parking On Site: **Yes**
Parking Details:
Appliances/Features (1): **Stove, Refrigerator, Microwave**
Appliances/Features (2): **Stove, Refrigerator, Microwave**
Appliances/Features (3):
Appliances/Features (4):
Bath Amn:
Basement Details: **Unfinished**
Additional Rooms: **Sun/Florida Room**

Tenant Pays (1): **Electric**
Tenant Pays (2): **Electric**
Tenant Pays (3):
Tenant Pays (4):
Water: **Lake Michigan**
Sewer: **Sewer-Public**
Heating: **Gas**
Equipment:
HERS Index Score:
Green Disc:
Green Rating Srce:
Green Feats:
Possession: **Closing**
Sale Terms:

Agent Remarks: **This property sides to two vacant lots. One side is a single lot and the other side is a double lot. Both are owned by the same person who may also be is interested in selling, making this a great potential property for developers looking to teardown and expand. Building does not have Washer/Dryer Hook Up currently, but may be possible to add to each individual unit-buyer would need to look into that further.**

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5% - \$250 (on Net SP)**
Showing Inst: **48 hour Notice Required- Please use showing assist.**
Owner: **Owner Of Record**
Broker: **Charles Rutenberg Realty of IL (22029)**
List Agent: **Neveen Michael, CSC (233895)**
Co-lister:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **No**
Additional Sales Information: **None**
Cont. to Show?:
Ph #: **(630) 697-8664**
Ph #: **(630) 929-1100**
Ph #: **(630) 697-8664**
Ph #:

Addr on Internet?: **Yes**
Lock Box: **None**
Special Comp Info: **None**
Expiration Date:
Agent Notices:
Agent Owned/Interest: **No**
Team:
Email: **neveenmichael@gmail.com**
More Agent Contact Info:

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			of 28				
					Completion Date		08/09/2017
Inspection Type		Exterior		Borrower Name		WRIGHT	
Street Address		1715 Emerson St					
City		Evanston		State	IL	Zip	60201

Single Line MLS - Page 1 of 1

	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	Tot #	Units	BR1	BR2	BR3	BR4	PKN/#	Spaces #	Parking Spaces
1	[REDACTED]	CLSD	1728		Darrow	Ave	201	\$147,300	2	1	2				S	2	
2		CLSD	2307		Foster	St	201	\$152,000	2	2	2				N		
3		CLSD	1818		Dodge	Ave	201	\$190,000	2	2	2				S	2	
4		CLSD	1618		Darrow	Ave	201	\$195,000	2	2	2				G		
5		CLSD	2112		Foster	St	201	\$220,000	2	2	3				S	2	
6		ACTV	1823		Darrow	Ave	201	\$225,000	2	1	1				S	3	
7		ACTV	1711		Dodge	Ave	201	\$240,000	2	2	3				G		
8		TEMP	1715		Emerson	St	201	\$250,000	2	2	2				G,S	2	
9		CLSD	1727		Lyons	St	201	\$253,500	2	2	4				N		
10		CLSD	2039		Brown	Ave	201	\$280,000	2	3	2				S	2	
11		RACT	1821		Hovland	Ct	201	\$300,000	2	4	4				N		
12		CLSD	2111		Emerson	St	201	\$315,900 (F)	3	2	2	1			G		
13		ACTV	2040		Darrow	St	201	\$359,900	2	2	2				G		
14		ACTV	1926		Asbury	Ave	201	\$410,000	2	3	3				S	2	
15		NEW	2111		Emerson	St	201	\$425,000	3	3	2	1			G		
16		NEW	1826		Grant	St	201	\$454,000	2	3	1				S	3	
17		CLSD	2110		Wesley	Ave	201	\$475,000	2	3	3				G		
18		ACTV	1834		Grant	St	201	\$479,000	2	3	1				S	3	
19		CLSD	1937		Wesley	Ave	201	\$497,500	3	3	3	2			G,S	1	
20		A/I	1916		Noyes	St	201	\$550,000	3	2	2	2			N		
21		ACTV	1827		Wesley	Ave	201	\$724,900	3	2	3	1			G		

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